

HISTORIC LANDMARKS COMMISSION

Meeting Report

October 1, 2008

ROLL CALL

PRESENT: Commissioners Cohen, Colombe, Jackson, Peak
ABSENT: Janke, Lavelle, Thacker
STAFF: Deputy City Attorney Rosa Tsongtaatarii, Historic Preservation Officer
Sally Notthoff Zarnowitz, Environmental Principal Planner Akoni
Danielsen, Historic Preservation Planner Lori Moniz, Historic
Preservation Planner Hadasa Lev

1. DEFERRALS

Item 3.c.1. - **HL08-172**

**DEFERRED TO 11/5/08 AT REQUEST OF STAFF (4-0-3; JANKE, LAVELLE,
THACKER ABSENT)**

Item 3.c.2 - **MA08-004**

**DEFERRED TO 11/5/08 AT REQUEST OF STAFF (4-0-3; JANKE, LAVELLE,
THACKER ABSENT)**

2. CONSENT CALENDAR

None

3. PUBLIC HEARINGS

HISTORIC PRESERVATION PERMITS

- a. **HP08-002**. Historic Preservation Permit to allow demolition of a one-story rear portion of a contributing structure to the Reed City Landmark Historic District (480 S. 6th St.). Lu Tan Sung, owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Hadasa Lev.*

**RECOMMENDED APPROVAL (4-0-3; JANKE, LAVELLE, THACKER
ABSENT)**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://www.sanjoseca.gov/planning/hearings/>

- b. **HP08-004**. Historic Preservation Permit to allow an addition of 309 square feet to the existing residential unit and resolution; and relocation of an existing detached one-car garage on a 0.11-gross acre site in the Hensley Historic District. (425 N. 5th St.). Stephen Blohm, owner. Council District 3. SNI: 13th Street. CEQA: Exempt. *Project Manager, Hadasa Lev.*

Commissioners stated that the proposed gables overwhelmed the house and did not appear to meet the guidelines.

RECOMMEND APPROVAL WITHOUT PROPOSED GABLES AND INCLUDING: CHANGE IN DIMENSION OF NEW SIDING, DIFFERENTIATION OF NEW WINDOWS, AND ELIMINATION OF EXPOSED RAFTER TAILS. MOTION FAILED (3-1-3; JACKSON OPPOSED, JANKE, LAVELLE, THACKER ABSENT)

HISTORIC LANDMARK DESIGNATIONS/HISTORICAL PROPERTY CONTRACTS

- c. The applications being considered are for the "Ames House" on a 0.16-acre site located at the east side N. Fifteenth Street, approximately 90 feet south of E St James Street (186 N. Fifteenth Street). Hullene and Marcus Salomon, property owner. Council District 3. SNI: 13th Street. CEQA: Exempt. *Project Manager, Lori Moniz.*

- 1) **HL08-172**. Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature

DEFERRED TO 11/5/08 AT REQUEST OF STAFF (4-0-3; JANKE, LAVELLE, THACKER ABSENT).

- 2) **MA08-004**. Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period

DEFERRED TO 11/5/08 AT REQUEST OF STAFF (4-0-3; JANKE, LAVELLE, THACKER ABSENT)

4. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

DIRECTOR OF PLANNING REFERRALS

Historic Resources Inventory Maintenance

- a. 905 Meridian Ave. Mr. Donut, *Project Manager, Lori Moniz.*

**RECOMMENDED LISTING THE QUALIFYING PROPERTY ON THE
HISTORIC RESOURCES INVENTORY (4-0-3; JANKE, LAVELLE, THACKER
ABSENT)**

- b. **Environmental Review**

None

REDEVELOPMENT AGENCY REFERRALS

None

5. PETITIONS AND COMMUNICATIONS

None

6. GOOD AND WELFARE

- a. Report from Secretary, Planning Commission, and City Council

- (1) Commission Adoption of 2008-09 HLC Workplan

**DEFERRED TO 11/5/08 AT REQUEST OF HISTORIC LANDMARKS
COMMISSION (4-0-3; JANKE, LAVELLE, THACKER ABSENT)**

- b. Commissioners' report from Committees:

- (1) Design Review Subcommittee (Janke, Colombe, and Cohen; Peak alternate)

September 17, 2008 – Report, *Hadasa Lev*

- (2) History San José Collections Committee (Jackson)

Committee meets generally at History San Jose on the 2nd Thursday of every 3rd month at 12 noon, on a rotating basis to accommodate members' schedules.

The next scheduled meeting is November 13, 2008 at 12 noon.

Jennifer McCann, History San Jose Registrar, jmccann@historysanjose.org

- (3) Japantown Survey Committee (Lavelle)

Planning Informational City Council Memorandum

- (4) GP Update Task Force Progress Report (Colombe and Thacker)

- (5) HLC Letter re: Proposed Diridon/Arena Area Demolitions (Jackson and Janke)

- c. Review of 9/3/08 HLC Meeting Report

Accepted (4-0-3; JANKE, LAVELLE, THACKER ABSENT)

d. Status of Circulation of Environmental Review Documents

<http://www.sanjoseca.gov/planning/eir/>

Verbal Report, *Akoni Danielsen*

e. 2008 - 2009 Fiscal Year Study Session Dates and Topics

- (1) February 6th – Planning Department Website Re-design
- (2) March 5th – CEQA: How to Review an EIR
- (3) April 2nd - Preservation in San José's Future
- (4) June 4th – HLC Workplan Discussion
- (5) October 23rd – City Council Study Session re: Historic Preservation
9:00 a.m. -12 noon, City Council Chambers

HLC to select HL Commissioner to participate in the Study Session on behalf of the Commission.

Staff requested selection of a Commissioner to speak about the Commission's expertise in applying the criteria in evaluating historic resources of different significance, recommending listing and designating resources, and accommodating alterations by providing guidelines conformance recommendations that encourage rehabilitation and avoid demolition of resources.

Chair Janke selected (4-0-3; JANKE, LAVELLE, THACKER ABSENT)

- (6) November 5th – Distinctive Neighborhood Program
- (7) February 6th 2009 - HLC Retreat

ADJOURNMENT